

Marcey-Payne Building
1321 $\frac{1}{2}$ -1325 $\frac{1}{2}$ Wisconsin Ave., NW
Washington (Georgetown)
District of Columbia

HABS No. DC-106

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
1730 North Lynn Street
Arlington, Virginia

MARCEY-PAYNE BUILDING

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Location: 1321-1/2 to 1325-1/2 Wisconsin Avenue, N.W., Washington, D.C. (Note: Wisconsin Avenue was called 32nd Street from 1881 to 1906 with house numbers as today. Prior to 1881 Wisconsin Avenue was known as High Street and 1321-1/2 was No. 85 High Street)

Present Owner: William S. Wise and Mary Evelyn Wise

Present Occupant: Elizabeth Webb and Roy Veatch

Present Use: Early American Shop, antiques; apartments above.

Statement of Significance: This building has a cast-iron first-floor facade and distinctive details typical of late nineteenth-century Georgetown commercial architecture.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The building is located in Square 1232, old lot 5, present lot 811 and part of lot 810. The references are to records in the office of the Recorder of Deeds, District of Columbia, unless otherwise noted. The following is an incomplete chain of title to the land on which this building was built:

1795 Before 1795 property belonged to Zachariah White [Liber B 2 folio 1 (old 365)]

1795 Quit claim deed June 15, 1795 recorded November 2, 1795 in Liber B 2 folio 66 (old 365) Davidson claim released for five shillings.

John Davidson

To

Thomas Rigdon

1797 Deed June 26, 1797 recorded June 28, 1797 in Liber C 3 folio 52 (old 64) south part of lot 5

Thomas Rigdon

To

James Gannon

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- 1798 Deed August 8, 1798 recorded August 11, 1798 in
Liber D 4 folio 40 (new 33) south part of lot 5
James Gannon
To
Richard Parrott
- 1804 Deed October 10, 1803 recorded March 3, 1804 in
Liber K 10 folio 260 (new 266) north part of lot 5
Richard Parrott
To
Leonard Mackall
- 1849 Will December 15, 1849: Administration Case 3020 O.S.
Register of wills. North part of lot 5
Leonard Mackall
To
Catherine Mackall, wife
- 1853 December 27, 1853: Catherine Mackall was buried,
(died intestate) Oak Hill Cemetery Records, BKI
p. 154, lot 158
- 1855 Deed April 26, 1854 recorded April 21, 1855 in
Liber JAS 96 folio 202 (new 141)
Benjamin F. Mackall et al
To
Mary Ann Thomas
- 1855 June 22, 1855: Administration Case 3450 O.S.
National Archives. Catherine Mackall's estate
probated. No will. Property divided among seven
children, one of whom was son, Benjamin F. Mackall.
Property was sold before estate was probated.
- 1865- Amandus Baumbach owned north 48' of lot 5 containing
1870 "a large brick dwelling and old brick stable."
(p. 118)
Mary Ann Thomas owned south 32' of lot 5 containing
two three-story brick stores and dwellings.
(p. 124)
[Assessments for Real and Property Tax, 1865-70,
Group 351, microfilm roll 12, National Archives]
- 1871 Amandus Baumbach owned "Beatty and Hawkins Addition
Lot 5."
[Ibid., microfilm roll 13]
- 1875 Deed February 20, 1875 recorded May 7, 1875 in
Liber 785 folio 163
Amandus Baumbach
Joseph Baumbach et ux Martina
Charles Weber, survivors of Christopher and
Henry Weber
To
Richard R. Marcey
Calvin Payne

- 1890 Deed April 24, 1890 recorded May 1, 1890 in
Liber 1478 folio 396
Emma and John Reynolds
Laura and John Wood
Olivia and Horace Jarboe
Mary E. Marcey
William Marcey
John L. Marcey
Calvin Payne, heirs of Richard Marcey
To
George W. King
Henry P. Gilbert
- 1891 Deed August 5, 1891 recorded August 7, 1891 in
Liber 1607 folio 127
Rezin W. Darby
To
William Wheatley one eighth of property
- 1893 Declaration of Trust recorded December 26, 1893 in
Liber 1870 folio 317. Correction of document of
April 24, 1890, which was not a sale, but a
trust. Owners of property in equal shares were:
George W. King
Henry P. Gilbert
Albert B. Jackson
Henry G. Wagner
George W. Casilear
Mayhew Plater
Joseph W. Collins
John Beall—Beall got this portion, one eighth of
property from William Wheatley on November 11,
1893: Darby, from whom Wheatley acquired this
portion, was originally one of group listed above.
- 1899- Tax Assessment - Square 1232 lot 5 General Assessments
- 1900 D.C. Assessor's Office, 1899-1900, Vol. 3, p. 845
North 48' - George W. King
South 32' - Mary Ann Thomas
Mary Ann Thomas died in 1892, but in her will,
her nephew, John B. Thomas, was named as her
executor with direction to sell real estate at
his discretion. [Case No. 4955, Register of Wills]*
- 1902 Quit Claim Deed October 27, 1902 recorded November 26,
1902 in Liber 2680 folio 270
Charles Cragin and John B. Thomas, Trustees and
Executors of Mary Ann Thomas, adjusted boundary
between lot 5 and lot 4, owned by John B. Lord.*
- *Note: Additional details of the transaction of
November 26, 1902 are on file at the Commission
of Fine Arts, Room 7000, Interior Building, 18th
and C Streets, N.W., Washington, D.C., 20240.

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- 1906 Deed May 1, 1906 recorded May 4, 1906 in
Liber 2939 folio 318
Henry Gilbert, surviving trustee for
George and Jane Casilear
Elizabeth King, widow of George King
Albert and Josephine Jackson
Henry and Louisa Wagner
George and Mary Esher
Theodore McAboy, widower of Alice Plater McAboy,
"present and beneficial owners"
To
Augustus H. Quigley
- 1923- Tax Assessment - Square 1232, lot 811 (north part
1938 of former lot 5) and lot 810 (south part of
former lot 5). General Assessments, D.C. Assessor's
Office, 1923-1938.*
- 1932 Will September 5, 1932, Case 44064, Register of
Wills. Augustus Quigley died, leaving lot 811
(1321-1/2 - 1325-1/2 Wisconsin Avenue, N.W.) to
wife, Lizzie H. Quigley.
- 1935 Case 48896 and Docket 105, Register of Wills
October 5, 1935. Matilda H. Ricklea, sister of
Lizzie Quigley (who died intestate September 24,
1935) received permission, as sole heir and kin,
from D.C. Supreme Court to receive estate, in-
cluding lot 811.*
- *Note: Page references for General Assessments,
1923-1938, and details of case of October 5, 1935
are on file at the Commission of Fine Arts
(addresses given above).
- 1937 Deed July 21, 1937 recorded August 10, 1937 in
Liber 7139 folio 337
National Bank of Washington, executor of will of
Matilda H. Rickles
To
Joseph R. Pope ("Premises 1321-1/2 - 1325-1/2
Wisconsin Avenue, N.W.")
- 1937 Deed August 9, 1937 recorded August 10, 1937 in
Liber 7139 folio 343
Joseph R. Pope
To
Leota M. Duty (north 48' of lot 5)
Dorothy M. Duty
- 1938 Code Deed May 19, 1938 recorded May 19, 1938 in
Liber 7228 folios 401-402
Dorothy M. Collins ("straw" for Leota M. Duty and
Dorothy M. Duty)
To
G. G. Duty
Dorothy M. Duty

- 1938 Tax Assessment General Assessments, D.C. Tax Assessor's Office 1939, p. 283
Lot 811 - G. G. Duty and Dorothy M. Duty
Lot 810 - John B. Thomas
- 1939 Deed May 9, 1939 recorded May 9, 1939 in Liber 7345 folio 167
L. Gates Richardson
To
Wade H. Cooper (north 48' of lot 5)
- 1940 Tax Assessment General Assessments, 1940 p. 286
Lot 811 - Wade H. Cooper
Lot 810 - John B. Thomas
- 1944 Deed June 23, 1944 recorded July 5, 1944 in Liber 7987 folio 113
Wade H. Cooper
To
Clyde W. Smith et ux Louise K. (lot 811)
- 1947 Deed January 31, 1947 recorded February 4, 1947 in Liber 8417 folio 371
Louise K. Smith (husband, Clyde, died January 29, 1946)
To
Wilbur C. Fielder et ux Lillian
- 1959 Code Deed November 13, 1959 recorded November 16, 1959 in Liber 11339 folios 414-417
H. M. Walling ("straw" for Wilbur C. Fielder et ux Lillian)
To
Joseph M. Wise
William S. Wise (son of Joseph M.)
- 1962 Code Deed June 27, 1962 recorded July 5, 1962 in Liber 11828 folios 281-283
Wilbert L. Anderson ("straw" for Joseph M. and William S. Wise)
To
William S. Wise et ux Mary Evelyn
2. Date of erection: Probably between 1881 and 1886
(Interviews: July 27, 1966 Mr. William S. Wise stated the appraisers' report considered the building to date from 1880's. Mr. George D. Schafer: July 28, 1966 estimated the building to be about 80 years old. Mr. George Scheele: August 3, 1966 stated that the building dates from c. 1886)
3. Architect: None known.
4. Original plans, construction, etc.: None known.

5. Notes on alterations and additions: The following permits were found at the Building Permit Office, District Building, District of Columbia. All were for minor installations such as refrigerators etc., or inconsequential repairs.

172818, 175727, 223916, 263544, 265465, 267556
and 268038.

6. Important old views: One 1907 photograph of the facade of the structure before addition of modern bay window shop front. Located in the collection of Lawrence E. Gichner, 3405 Woodley Road, N.W., Washington, D.C. 20016 and reproduced in this "photo-data" book. A mid-nineteenth-century photograph of previous structures on the site is owned by William S. Wise, 1219 Wisconsin Avenue, N.W., Washington, D.C.*

*Note: Copy of last-named view is on file in the Peabody Room, Georgetown Branch, D.C. Public Library, R Street at Wisconsin Avenue, N.W., Washington, D.C.

B. Historical Events Connected with the Structure:

Washington City Directories 1855-1874 show previous building on site provided space at various times for bookstore, book-binder, fancy goods store, tailor shop and provisioner. Since 1881 City Directories provide the following tenant information: 1323; dyer and scourer (cleaner), real estate firm, barber, dry goods store, milliner, photographer, ice cream store, antique shop: 1325; real estate firm, A. & P. Co. storage, men's furnishings, dry goods, mercantile trading firm, cleaning establishment, tailor, shoemaker, baker, antique shop.*

*Note: Extensive details on site occupancy compiled from Washington Directories by Mrs. Hannah Cayton are on file in the Peabody Room, Georgetown Branch, D.C. Public Library.

Prepared by Dr. James Philip Noffsinger
Architect
National Park Service
August 17, 1966

Extensive source material provided by
Mrs. Hannah Cayton
3069 Canal Street, N.W.
Washington, D.C.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Marcey-Payne Building, with its singularly well-unified double facade, cast-iron first-floor front and molded brick detailing, is a typical but unusually well-articulated and restrained commercial structure of its period.
2. Condition of fabric: Fair, moderately well-maintained, structurally very sound.

B. Technical Description of Exterior:

1. Overall dimensions: 48'-0" (six bays) x approximately 50'; three stories in height.
2. Foundations: Exterior foundation walls of stone rubble may date in part from previous structure. Brick party wall is 15" thick in basement and at first-floor level. Stair hall walls parallel to party wall are supported by brick foundation walls, each pierced by three segmental arches.
3. Wall construction: Common bond brick is painted light yellow on (west) facade; side elevations are of common bond with irregular intervals of header courses; headers on east elevation also occur irregularly, although most often at intervals of eight courses.

Street-floor facade, somewhat obscured by later shop windows and awning is cast-iron. This portion of facade is composed of stilted segmental arches supported by narrow piers with engaged unfluted Corinthian half-columns. Single-paneled cast-iron pilasters, and piers of drafted brownstone ashlar capped by tin console motifs, flank first-floor front. Brick belt course forms continuum with stone sills of second-floor windows. Vermiculate-textured, slightly projecting horizontal brick bands adjoin stone third-floor window sills and segmental-arched stone lintels of second-floor windows. Ornamental groups of four molded terra-cotta plaques set in panels are placed between second and third-floor windows. Twenty courses of vermiculate-textured brick, projecting to plane of third-floor window lintels, are terminated by eight-course band projecting shallowly beyond plane of vermiculated brick. This uppermost range has series of small vertical rectangular indentations between cornice consoles.

4. Chimneys: Two brick chimneys, 2'-8" square, straddle east-west coping over party wall; five-course brick caps on both project approximately 1". Brick chimneys at either side of structure appear to measure approximately 2' x 4' in dimension.
5. Openings:
 - a. Doorways and doors: Four front doorways are 4'-3" wide within reveals and segmental-arched soffits of cast-iron. North and south doorways lead to stair halls, others to shop areas. Sills are granite. All front doors are original, double, wooden, set under single-paned transoms. Hall doors are four-paneled, one panel of one replaced by glass. Shop door originally had a single pane above single panels. Panes have been replaced by muntins and eight panes.

Two wooden rear (east) doors under transoms flank party wall, open four risers below grade. Two bulkheads with I beam lintels lead to basement. Two wooden second-floor doors open from later reinforced concrete porches.
 - b. Windows and shutters: First-floor store windows, originally single-paned, now consist of one double and two single projecting bays; street face of each bay sixteen-paned, sides eight-paned. Upper windows have two-over-two-light double-hung wooden sash, stone sills and segmental-arched lintels. Third-floor sills and all lintels are vermiculated. Rear two-over-two-light double-hung wooden sash windows have stone sills and segmental-arched brick lintels. No evidence of shutters.
6. Roof:
 - a. Shape, covering: Roof slopes gently from west to east; covering unknown.
 - b. Framing: Unknown.
 - c. Cornice, eaves: Simple strongly projecting metal cornice is visually supported by three ornamental consoles rising from textured-brick zone of upper facade. Subsidiary tin cornice of shallow projection spans top of cast-iron lower facade; is terminated by tin console motifs above piers, and has egg and dart pattern under soffit.
 - d. Dormers: None.

C. Technical Description of Interiors:

Interiors remain unaltered, a remarkable circumstance in an eighty-year-old commercial building. Floor plans on either side of party wall are mirror images, which refutes local conjecture that building was originally single unit. First-floor passages and stair halls approximately 5'-0" wide flank undivided store areas. Upper-floor front and rear rooms are separated by passage and closet spaces. Bathrooms open from rear of stair halls. Stair wells are skylighted.

D. Site:

1. General setting and orientation: The Marcey-Payne Building faces west onto Wisconsin Avenue, N.W. between N (formerly Gay) and Dumbarton Streets in Georgetown's prosperous commercial district and is well-placed for retail trade in an area of well-maintained structures of considerable architectural interest.
2. Enclosures: None.
3. Outbuildings: A small brick addition to house a vault was built near the northeast corner of the rear (east) elevation at an undetermined date.
4. Walks: Fronts on concrete public sidewalk to the west. Entire back (east) yard is paved with asphalt for a parking lot.
5. Landscaping: None.

Prepared by Thomas R. Martinson
Student Assistant Architect
National Park Service
August 25, 1966